

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	4 Mcmanus Drive, Mount Pleasant Vic 3350
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24 Valley Dr CANADIAN 3350	\$565,000	21/04/2017
2	51 Hocking Av CANADIAN 3350	\$540,000	08/08/2017
3	27a Heales St MOUNT PLEASANT 3350	\$507,500	09/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: Land

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



24 Valley Dr CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 21/04/2017

Rooms: 5

Property Type: House

Land Size: 700 sqm approx



51 Hocking Av CANADIAN 3350 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 08/08/2017

Rooms: -

Property Type: House

Land Size: 638 sqm approx



27a Heales St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments



Price: \$507,500

Method: Private Sale

Date: 09/08/2017

Rooms: -

Property Type: House

Land Size: 2000 sqm approx